

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 99-0031

DRAFT

SITE DEVELOPMENT PERMIT No. 48083
AMENDMENTS TO THE BALBOA PARK MASTER PLAN, CENTRAL MESA PRECISE
PLAN AND PROGRESS GUIDE AND GENERAL PLAN
PARK BOULEVARD PROMENADE [MMRP]

This Site Development Permit is granted by the City Council of the City of San Diego to the CITY OF SAN DIEGO, OWNER ZOOLOGICAL SOCIETY OF SAN DIEGO, PROJECT BUILDER pursuant to San Diego Municipal Code [SDMC] Section 142.0213. The project is located west of Park Boulevard in the Central Mesa Precise Plan area of Balboa Park.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Project Builder to implement the amendments to the Balboa Park Master Plan and the Central Mesa Precise Plan in order to construct the Park Boulevard Promenade Project approved on _____, on file in the Development Services Department. The exhibits are identified as follows:

- A-1: Balboa Park Master Plan
- A-2: Balboa Park Central Mesa Precise Plan

The project or facility shall include:

- a. The implementation/construction of the Park Boulevard Promenade Project and shall include but is not be limited, to those projects and improvements shown and described in the amended Central Mesa Precise Plan, including the relocation of the historically designated Carousel and Miniature Train; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Off-street parking facilities; and

- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until after the City Council takes a future action to amend the lease of the San Diego Zoological Society and to approve/provide for a financing plan for the implementation of the project; and :
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit A (the Amendments to the Balboa Park Master Plan and the Central Mesa Precise Plan). No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

The applicant shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the ENVIRONMENTAL IMPACT REPORT, NO. 2147, satisfactory to the City Manager and City Engineer. Prior to issuance of the any construction permit (s) all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- a. Land Use
- b. Transportation/Circulation
- c. Historical Resources
- d. Hydrology and Water Quality
- e. Recreational Resources
- f. Aesthetics/Neighborhood Character
- g. Paleontological Resources
- h. Utilities
- i. Noise
- j. Air Quality

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on _____.